083.0	0003	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	826,700 / 826,700
					USE VALUE:	826,700 / 826,700
					ASSESSED:	826,700 / 826,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59		SUMMIT ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DAVIS PETER F--ETAL
Owner 2:	DAVIS-CANTERA DONNA M
Owner 3:	
Street 1:	59 SUMMIT STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1983, having primarily Vinyl Exterior and 2341 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	406,700		420,000	826,700
Total Card	0.138	406,700		420,000	826,700
Total Parcel	0.138	406,700		420,000	826,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 353.17 | /Parcel: 353.1

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 083.0-0003-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	406,700	0	6,000.	420,000	826,700	826,700	Year End Roll	12/18/2019
2019	101	FV	305,800	0	6,000.	414,000	719,800	719,800	Year End Roll	1/3/2019
2018	101	FV	305,800	0	6,000.	318,000	623,800	623,800	Year End Roll	12/20/2017
2017	101	FV	305,800	0	6,000.	300,000	605,800	605,800	Year End Roll	1/3/2017
2016	101	FV	305,800	0	6,000.	276,000	581,800	581,800	Year End	1/4/2016
2015	101	FV	298,100	0	6,000.	258,000	556,100	556,100	Year End Roll	12/11/2014
2014	101	FV	298,100	0	6,000.	237,600	535,700	535,700	Year End Roll	12/16/2013
2013	101	FV	298,100	0	6,000.	237,600	535,700	535,700		12/13/2012

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 6771

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANTERA JOSEPH/	1113-98		7/16/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/14/2015	942	Re-Roof	9,350		7/14/2015			Strip and re-roof.
7/27/2007	633	Manual	40,000	C		G9	GR FY09	build new sunrroom
1/6/1998	2	Addition	40,000	C				ADD ABOVE GARAGE
12/28/1992	656		3,500	C				FINISH BASEMENT

ACTIVITY INFORMATION

Date	Result	By	Name
10/29/2015	Permit Insp	PC	PHIL C
11/20/2008	Meas/Inspect	355	PATRIOT
2/11/2000	Inspected	264	PATRIOT
1/18/2000	Mailer Sent		
1/18/2000	Measured	163	PATRIOT
8/4/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

User Acct

52025

GIS Ref

GIS Ref

Insp Date

11/20/08

!6771!

PRINT

Date	Time
12/10/20	21:29:31

LAST REV

Date	Time
08/22/16	08:22:16

ekelly

USER DEFINED

Prior Id # 1:	52025
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	8 - Brick Veneer	12	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	20	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	13.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	13.2	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20147061
Const Adj.:	1.00151253
Adj $ / SQ:	162.444
Other Features:	101071
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	468564
Depreciation:	61850
Depreciated Total:	406713

COMMENTS

646-8514, PDAS. SINK BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

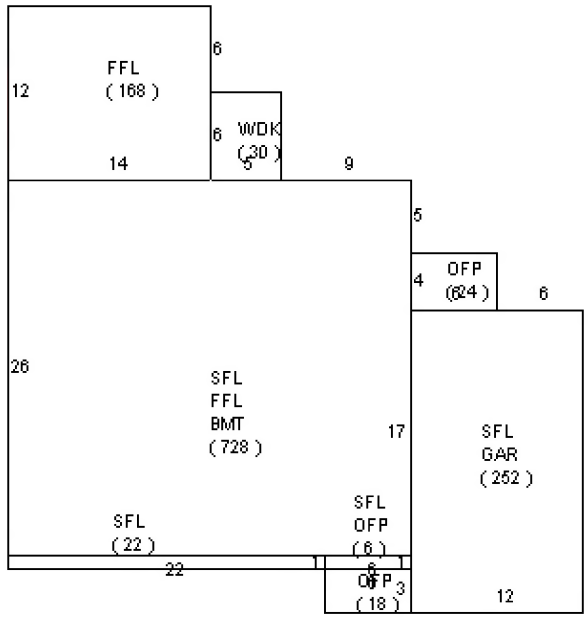
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	162.44
Special Features:	0	Val/Su Net:	137.31
Final Total:	406700	Val/Su SzAd	213.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,008	162.440	163,743
FFL	First Floor	896	162.440	145,550
BMT	Basement	728	67.740	49,314
GAR	Garage	252	24.960	6,289
OFP	Open Porch	48	44.070	2,115
WDK	Deck	30	16.020	481

Net Sketched Area:	2,962	Total:	367,492
Size Ad	1904	Gross Are	2962	FinArea	2341
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

083.0-0003-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	